

**MEETING OF THE FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY
CITY COMMISSION CONFERENCE ROOM
CITY HALL**

TUESDAY, JANUARY 11, 2005 – 5:30 P.M.

Chairman Naugle called the meeting to order at approximately 5:30 p.m. Roll was called and a quorum was present.

Present: Chairman Naugle
Commissioner Teel
Vice Chairman Trantalis
Commissioner Hutchinson
Commissioner Moore

Absent: None

Also Present: City Manager – George Gretsas
City Attorney – Harry Stewart
City Clerk – Jonda Joseph

Minutes of the November 9, 2004 Regular CRA Board Meeting

Motion made by Commissioner Hutchinson and seconded by Commissioner Teel to approve the minutes of the November 9, 2004 Regular CRA Board Meeting. Board unanimously approved.

NE 6th Street/Sistrunk Boulevard Streetscape and Urban Enhancement Project Update

Mina Samadi, CRA Engineering Design Manager, said the project ran from Federal Highway to NW 27th Avenue. She said the design was presently at 100% and 3 segments were pending on construction funding and the previous commitment. The first portion was from Federal Highway to Progresso Drive, the second portion from NW 7th Avenue to NW 15th Terrace, and the third portion from NW 21st Avenue to NW 24th Avenue. She showed the various cross-sections. She said there was a 5' sidewalk easement on the south side of the road, along with a 5' landscaping strip. Many driveways existed for the businesses, and some would remain, while some on-street parking would be provided.

Chairman Naugle said some of the sidewalks were to be on private property, and asked what would happen if the property owners did not want to grant the easement. Ms. Samadi said the design could be modified and the landscaping reduced, and the sidewalk would still be constructed. She said there were bike lanes on both sides that continued through east of I-95. She further said the bike lanes would not continue all the way across.

Vice Chairman Trantalis said the bike lane was to be on Sistrunk Boulevard and 6th Street, and asked if that was the safest route since it was a major thoroughfare. He asked for some further clarification of the bike lanes.

Ms. Samadi said that previously the neighborhoods had some concerns regarding safety of the bike lanes. She said the County insisted that the bike lanes be located on this road, and later on decided that some of the parallel streets would be safer. She said that she was not involved in the designation of the bike lanes. She said that the lanes could be further reviewed, and the City hoped that by taking over jurisdiction of this road, the bike lanes could be redesigned. She said that she was involved in the matter of the jurisdiction issue, and the County requested a traffic mitigation report which was sent through the City Manager's Office in December to the County. She said the report was prepared by the Consultant, Carter Burgess. She said that the extent of the study involved the corridor and the parallel streets, and not the major highways parallel to Sistrunk. She further said the Consultant determined that by reducing the lanes, the traffic would be reduced, and as traffic headed east, cars were coming off Sistrunk at major intersections. She said the traffic report did address the County's concerns.

Commissioner Moore said he met recently with County Commissioner John Rodstrom regarding this issue. He said that Commissioner Rodstrom was concerned about cars traveling down Sistrunk. He said the 7th and 9th Avenue Connector needed to proceed more quickly because it could handle the additional traffic going down Sistrunk into the City. He further said that Commissioner Rodstrom suggested that traffic be diverted from Broward Boulevard down to First Street. He said that he disagreed with the idea due to the projects being proposed for the area. He said that such a possibility could be reviewed, but suggested that the County find methods to use mass transit to move individuals down Broward Boulevard.

Commissioner Moore said the businesses were in the area because a business environment was created by the City. He said that this Commission pushed the rubber mobilization from the African-American Research Library. He further said that it was suggested to stagger the work force for the area. He said Commissioner Rodstrom was concerned about the number of vehicles in the area. Ms. Samadi said that about 26,000 vehicles utilized the roadways.

Chairman Naugle said that he felt the 7th and 9th Connector would not relieve traffic for Federal Highway.

Vice Chairman Trantalis said it should not be this Board's burden to mitigate solutions that were band-aid approaches to an overall problem. He felt the County should be funding mass transit from University to Andrews Avenue. He said the City was not in the financial position to resolve this problem.

Commissioner Moore said he encouraged Commissioner Rodstrom to look at the \$30 Million spent by the citizens at Broward Boulevard and I-95. He said that possibly they could shuttle individuals into the Downtown area. Commissioner Rodstrom's concern was that the traffic lanes would be narrowed with a form of mass transit. Commissioner Moore said that was what the County was proposing for Sistrunk Boulevard which had on-street parking from 9:00 a.m. to 3:00 p.m. He said such on-street parking at that location was unsafe during those busy hours. He said Commissioner Rodstrom was also concerned about individuals taking cuts through the residential areas to gain access to

Broward Boulevard. He said the report showed that cars used 15th Avenue, 9th Avenue, 7th Avenue, 3rd Avenue and Andrews Avenue to get to Broward Boulevard. He said the opportunity of the 7th and 9th Avenue Connector being a wider roadway, the traffic would use that route. He said the tax and property values needed to be increased along the corridor and this had to be addressed through parking and the slowing of traffic. He said that six development concepts were proposed presently for the Corridor, but they had not yet been permitted due to the fact that adequate parking could not be provided.

Ms. Samadi showed the cross sections of the second portion which would not have any bike lanes.

Commissioner Moore asked if the 5' bike lanes were a requirement of the State. Ms. Samadi confirmed and said it was a 5' unmarked and a 4' marked lane. She said they were going with a 5'. She said from Federal Highway to Progresso Drive there were two alternatives because from Federal Highway to Andrews Avenue, the existing right-of-way was only 40'. A previous CRA Board approved a right-of-way acquisition of 20' to the south and 10' to the north. She said Alternative #1 showed wide sidewalks on the south side, 9' parking spaces, 11' travel lane, 13' median, 11' travel lane, and a 5 ½' landscaping strip with a 5' sidewalk within the approve 70' right-of-way. She said they realized the roadway alignment needed an additional 5' on the north side of the road. She said Alternative #1 worked and the only things missing were the parking spaces. A 5' sidewalk proposed from future development provides an 8 ½' sidewalk and a 9' parking area.

Ms. Samadi said the sidewalks would consist of pavers, and there would be decorative stamped asphalt at some of the intersections. She further said they spoke with WaterWorks 2011 personnel because the water line along the stretch of the road had to be redesigned and replaced prior to the above ground improvement. She said they hoped to finalize the design by March with construction beginning by the end of 2005. She said some issues had to be resolved such as the numerous driveways existing, and the additional 5' easement needed from Andrews to Federal Highway. She said this project would be brought before the Board after the completion of the design.

Commissioner Teel asked about the status of obtaining the right-of-way. Ms. Samadi said they requested the County to give the City the jurisdiction of the roadway, and then the design could be finalized.

Mayor Naugle said the new developments would go in on the south side and dedicate some areas, but there were no definite developments for the north side.

Commissioner Teel said they should make the decision now about obtaining the right-of-way. Ms. Samadi said from Andrews Avenue to Federal Highway the right-of-way was needed, but throughout the entire length of the project easements and corner clips were also needed.

Mayor Naugle asked for clarification regarding the section between 7th and 9th Avenues. Ms. Samadi said that area was pending on design and construction costs. There were two options available where they could review the area and possibly wait for the 7th & 9th Connector design and build it later. Mayor Naugle asked what would happen with the area between 7th Avenue and Progresso, and 15th Avenue and I-95. Ms. Samadi said

adjustments would be made through minor design and pavement markings to make sure drivers realize that Sistrunk is a two-lane road.

Mayor Naugle asked about the budgets for Sweetings Estate and Flagler Heights Midtown. Ms. Samadi said there was \$6 Million TIF monies, \$1.5 Million for construction, and \$1 Million approved for Congressional transportation. She said the estimate was double the amount for the total area project.

Commissioner Moore said the Planning Division needed to be on the same page as the CRA. He said developers were interested in building from 7th Terrace to 14th, but Planning was insisting on curb cuts on the Corridor. He said better communication was needed between the City and the developers and property owners. He further said that Congressman Hastings had obtained the \$1 Million that was approved. He said this matter was taken before the County 3 times and each time they wanted the roadway narrowed to two lanes.

Commissioner Moore said when the City attempted to come up with the methodology to spend the funds on the roadways, they needed clearance so they would know how to design the new developments in the area. Regarding the Midtown area, focus was on funding. He said that acquisition on Federal Highway and Progresso could be dealt with through easements.

Mayor Naugle asked if the curb cuts would be eliminated along Federal Highway and Progresso. Ms. Samadi said there were a lot of driveways for businesses in the area which would remain, and parking could not be provided in those areas. She said they hoped some individuals would relinquish their driveways so parking could be installed.

Stan Brown, Chair Community Redevelopment Agency Advisory Board, said from their Board's perspective, it was clear many things were unknown, including jurisdiction. He said they might have lost \$1 Million for additional acquisition, and they should possibly restudy that aspect. He said the Board hoped they could proceed with the design so they would know the cost involved.

Mayor Naugle asked how much extra would the jurisdiction cost the City. Ms. Samadi said an analysis was done and that through this project the road was being built from scratch. The County would take care of the resurfacing of the road and the monies involved would be minute. The City would be responsible to maintain everything, including the sidewalks.

Commissioner Moore said the City presently maintained the roadway, except for the resurfacing which amounted to \$40,000 to \$50,000 every 10 years.

Mr. Brown further said the right-of-ways in the 6th Street area were investigated, and he wanted to see a direction from this Board tonight so contracts could go out tomorrow subject to the jurisdiction, and numbers could be settled on. He said there was a certain amount of money available, and those funds needed to be spent wisely.

Commissioner Moore said he would make such a motion at the appropriate time. He further said he noticed through incentives offered through the CRA and the present property owners, the big issue was the lack of parking, along with the parking requirements for the area. He said he wanted this Board to consider waiving the parking

requirements or substantially reducing them in the area. He said this was done in the Downtown area which permitted investment. He said there was also a need for a public parking garage in this area. He said a study needed to be done as to where such a garage could be located. He felt the new developers would make parking work for themselves, but hopefully the standard could be reduced so they could meet the task.

Mayor Naugle said if there were no parking requirements, then individuals would park everywhere, including private property putting a large burden on residential areas. He said a plan would have to be developed. He asked how many on-street spaces could be provided if some of the driveways were eliminated. Ms. Samadi said they did not have that number presently available, but would provide it. She said a rough estimate would be 195 spaces.

Mayor Naugle said when the Downtown parking garage was built in the '70's, they had made the area around the garage parking exempt. Another area outside of it was wider and one space was required per 400. If a garage was built, there could be a lesser amount of parking outside the immediate area.

Commissioner Moore said developments were being hampered due to the required parking.

Mayor Naugle said Commissioner Rodstrom wanted a proposal made to this Board regarding on-street parking during mid-day, evenings and weekends, but for a 2-hour period in the morning and afternoon whereby 4 lanes would be maintained in the area. If this Board agreed, he would then consider asking the County to share the cost of reconstruction and maintaining the perpetuity of the roadway. He said the bulb-outs could be eliminated making smaller lanes. He said Andrews Avenue near City Hall had 5 lanes with a width of 8.5' where traffic flowed slower, but no accidents occurred.

Commissioner Moore said Commissioner Rodstrom's concern was regarding traffic into the Downtown area. He said that he wanted the same thing to occur along the Sistrunk Corridor. He said it should not be an urban core, but should have a main street atmosphere. He said Hollywood took the opportunity of having parking on the roadway with one lane of traffic going into the Circle. He said that the residents were concerned about their economic opportunity being heightened, instead of everyone being concerned with the Downtown area. He said the Downtown would improve if the County moved individuals into the area without utilizing their vehicles. He said the County was in control of mass transit.

Commissioner Moore said Dorsey Riverbend and Sweetings Estate were communities impacted by the County's transportation needs. He said I-95 destroyed the community and crippled it economically. Individuals moved to the suburbs due to acquisition of their properties. He said further that when the County discussed moving individuals, they consistently wanted to put 6-lane roadways in the heart of the communities. He said the community preferred 4 lanes because they wanted economic opportunities provided for the area. He said attainable work force housing was demolished from 27th Avenue to Martin Luther King Highway due to the County wanting to widen the roadway. He wanted the County to let the community develop their economics.

Commissioner Moore said that over and over again transit programs destroyed communities. He said Sistrunk Boulevard was a 2-lane roadway until the '70's. He said

the Downtown was important and individuals needed to come into the area, but the Sistrunk Boulevard area was just as important and needed the opportunities for commerce. Parking presently existed on the roadways, but due to the movement and speed of the traffic no one utilized the parking in the area.

Commissioner Moore said there were 25 public meetings regarding this issue in the last 18 months, and this design was 15 years of such collaboration. A unanimous vote was taken at the workshop regarding this issue. He said this Board should go back to Commissioner Rodstrom and say they accepted the concept, but the community wanted a main street roadway returned to them.

Mayor Naugle asked if Commissioner Rodstrom's proposal was the same as the one being presented without the bulb-outs. Commissioner Moore confirmed, but said the traffic was not being slowed down. He said to obtain investors, one had to have an aesthetically pleasing area. He said he wanted to deliver to the community, what they wanted.

Commissioner Teel agreed there was no comparison between the two, and further said the pedestrians needed to be protected as they moved on the sidewalks. She felt the bulb-outs provided security and were one of the best features provided in a long time.

Commissioner Moore suggested they inform the County Commissioner that they would return with a different methodology.

Motion made by Commissioner Moore and seconded by Commissioner Hutchinson to authorize staff to proceed with the final design of NE 6th Street/Sistrunk Boulevard Streetscape and Enhancement project based on policy recommendations.

Ms. Samadi said the following recommendations were being made:

1. Each property that serves an existing business currently in operation will receive one (1) driveway under the proposed re-design of Sistrunk Boulevard.
2. The driveway(s) associated with the properties that are not currently occupied by permanent uses, as well as the properties that have other access through a side street, be replaced by on-street parking space(s), and when development is proposed a driveway permit shall be considered at the time.
3. Acquisition of 5' sidewalk easement on the north side of NE 6th Street from Andrews Avenue to Federal Highway as properties are being redeveloped.
4. Negotiate with the individual property owners and acquire the necessary sidewalk easements associated with construction of the ADA approved sidewalk ramps throughout the project.

Commissioner Moore asked if a 90-day timeline could be placed on obtaining the cost. Ms. Samadi confirmed, and stated that prior to obtaining the cost, they needed to finalize the appraisals, obtain the descriptions, along with the legal documents.

Roll call showed: YEAS: Commissioner Teel, Vice Chairman Trantalis, Commissioners Moore and Hutchinson and Chairman Naugle. NAYS: None.

Mayor Naugle asked what needed to be done to receive an answer from the County Commission.

Commissioner Moore said the study was submitted and things needed to be done as quickly as possible. Mayor Naugle suggested that the item be placed on the County Commission agenda. Commissioner Moore asked for a copy of the detailed study to be supplied to the City Commission. Ms. Samadi confirmed. Commissioner Moore urged everyone to attend the County Commission meeting when this matter was placed on their agenda.

River Gardens Phase II (Henry's) RFP

Commissioner Moore said that many individuals felt that not enough opportunity had been provided for input regarding this matter. He urged the Board to accept public input at this time.

Bob Young said he wanted to thank Commissioner Moore for having this matter placed on the agenda for discussion.

Mary William Sellers, 444 NW 25th Terrace, said she and other residents were concerned about the layout of the development regarding the houses facing the street and not the driveway. She said the development should be done similar to the previous ones developed. She also said that a communal area should be provided for the children in the neighborhood.

Richard Russell, 529 NW 22nd Avenue, said he wanted to congratulate the City for improving the neighborhood. He said he did not like the layout of the development since there was only one way in and one way out. He suggested that the garages be placed in the front.

Gino Jamison, 116 SW 5th Court, said that Bob Young was a developer who had been in the area for a long time and had the available resources and know-how for such a development. He further said this community was overlooked for some time and left behind, and the City decided it was now time to develop it. He said the City needed to start within the community and obtain their input regarding its development. He asked the Board to reconsider Mr. Young's project.

Nathaniel Wilkerson asked about the procedure used by this Board in selecting the contractor for the project. He said he had heard all the presentations given.

Chairman Naugle said that the minutes were available from the meeting where recommendations had been provided regarding the contractor. He said that today additional public input was being given to see if there should be a reconsideration. If the Motion to Reconsider passed, the Board would decide if there should be another ranking. He said in this case, there were two separate Committees with two different results, and both processes were flawed.

Commissioner Moore said the CRA Board gave the final approval, and advisory recommendations were provided and reviewed.

Arthur Johnson said he appreciated the efforts being made to redevelop the area, and felt consideration should be given as to how the area was to be developed.

Commissioner Moore said the City was not going to make any eminent domain acquisitions, and if the owner of a problem property was not a willing seller, all laws would be used to bring such individuals into line.

Jerry Colo said consistency was needed regarding traffic design. He felt the residents of the area should provide input regarding the project.

Phylis Berry said when citizen and advisory Board input was not taken, the City needed to explain. She said good decisions were made after reviewing all available information. She urged the Board to reconsider the recommendations provided.

Stan Brown said the CRA Advisory Board accepted the recommendation of the Selection Committee.

Bernadette Norris-Weeks said the people affected by this project did not support the proposal being presented. She said she was involved with the RFP from the beginning, and participated in the Selection Committee presentations. She said the first Committee was flawed, but the second Committee unanimously supported Bob Young Builders. She asked the CRA Board to reconsider the previous decision that had been made.

Robert McKinzie said that he urged this Board to consider the second recommendation made in the process. He urged the Board be consistent and that the residents of the community be heard.

Motion made by Commissioner Moore to reconsider the ranking of developers for the River Gardens Phase II (Henry's) RFP.

Chairman Naugle passed the gavel to Vice Chairman Trantalis and seconded the above motion.

Chairman Naugle said if the motion passed, the Board would need to discuss the issue of how to proceed with the City Attorney. He said the City wanted to have homes built in the community and not retain the vacant lots.

Commissioner Moore said the City Attorney felt it would be best for the City Commission to scrap the recommendation made, and have all presentations given to the CRA. He said this Board did not just accept the recommendations provided. He said he concurred with the evaluating committee, and Mr. Young was the appropriate person to be awarded the contract. He said it was important to hear input from the residents and that was why he asked for this matter to be reconsidered.

Chairman Naugle said the Commission made it possible to challenge the matter since discrepancies previously existed in the process.

Commissioner Moore said that all five presenters had the opportunity to sell their product and concepts to the citizens.

Commissioner Hutchinson said the opportunity was provided for a choice to be made which was done. She said she viewed the presentations and made her choice. She said she was not in favor of a reconsideration, but encouraged the District Commissioner to have the developer chosen to work with the community so the best possible product could be delivered to them. She said most communities preferred the garages and driveways in the rear of the property. She further said that she did understand the concerns of the residents in the area.

Commissioner Teel said she put a lot of thought into her decision, and felt that garages in the rear of the properties offered many benefits. She felt there would be a good mix of style in the development and would be a good addition to the community. She said that she would stand with her previous decision.

Roll call showed: YEAS: Commissioner Moore and Chairman Naugle. NAYS: Commissioner Teel, Vice Chairman Trantalis, and Commissioner Hutchinson.

CRA Executive Directors/CRA Director Reports

FPL/Underground Wiring

Commissioner Moore said that in regard to the underground wiring on 6th Street, he asked the CRA not to make the project a priority so the roadway improvements would not be slowed down.

There being no further business to come before this Board, the meeting was adjourned at 7:00 p.m.

Jim Naugle
Chairman

ATTEST:

Jonda K. Joseph
City Clerk

